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# transmittal

date November 6, 2017

☒ attached

☐ via regular mail

to Jean-Rene Basle and Michelle Blakemore  
County Counsel  
385 N. Arrowhead Avenue  
San Bernardino, CA 92415-0120

☐ via messenger

☒ via overnight mail

project San Manuel Band of Mission Indians' Hotel & Casino Expansion Project

items Notice of Preparation

comments Please find enclosed a copy of the Notice of Preparation for a Tribal Environmental Impact Report to assess the potential off-Reservation environmental impacts of the proposed San Manuel Band of Mission Indians' Hotel & Casino Expansion Project.

sent by Jennifer Wade

SAN BERNARDINO COUNTY  
COUNTY COUNSEL  
2017 NOV -7 AM 10:07

## **NOTICE OF PREPARATION OF DRAFT TRIBAL ENVIRONMENTAL IMPACT REPORT**

**Date:** November 7, 2017

**To:** State Clearinghouse, City of San Bernardino, City of Highland, County of San Bernardino, Interested Parties

**Comment Period from November 7, 2017 to December 7, 2017**

The San Manuel Band of Mission Indians (Tribe), as the Lead Agency, hereby gives Notice of the Preparation (NOP) of a Draft Tribal Environmental Impact Report (Draft TEIR) to assess the potential off-Reservation environmental impacts of the proposed Hotel & Casino Expansion Project (Project). The Project will be connected to the existing San Manuel Casino on the Tribe's Reservation in San Bernardino County, California. The TEIR is being developed in accordance with the requirements of the Tribal-State Compact (Compact) between the Tribe and the State of California.

The Project is designed to enhance and support the Tribe's existing gaming facility and will be located on the Tribe's Reservation within a previously disturbed approximately 70-acre area that is part of or adjacent to the Tribe's existing gaming facility. The Project includes the development of approximately 795,000 square feet of new entertainment and hospitality facilities, including a hotel, performance venue, additional gaming area, restaurants and other guest amenities, back of house and administrative facilities, an approximately 2,200 stall parking structure and additional power utility infrastructure. The Project is anticipated to provide approximately 1,400 jobs during the construction phase and approximately 1,200 jobs during operation. Further information regarding the Project description and location is included within the attached materials.

The Tribe is hereby requesting comments regarding the scope and content of the TEIR, including probable off-Reservation environmental effects and reasonable mitigation measures to address such effects, be sent at the earliest possible date, and postmarked no later than December 7, 2017 to the following address:

**Jennifer Wade  
Environmental Science Associates  
2600 Capitol Ave, Suite 200  
Sacramento, CA 95816  
[jwade@esassoc.com](mailto:jwade@esassoc.com)**

The TEIR will consider the potentially significant off-Reservation impacts to the resource areas listed in the attached information. The NOP and future documents will be available on the Tribe's website: [www.SanManuelTEIR.com](http://www.SanManuelTEIR.com).

**Project Title**

Hotel & Casino Expansion Project

**Lead Agency**

San Manuel Band of Mission Indians

**Contact Person for the Environmental Document (TEIR)**

Jennifer Wade, Environmental Science Associates (916) 564-4500

**Project Location**

The Project is located near the cities of Highland and San Bernardino, within and adjacent to the existing San Manuel Casino on the Tribe's Reservation in San Bernardino County (Figure 1). All proposed development is located within a 70+/- acre Project site which has been previously disturbed (Figure 2). Regional access to the Project site is provided by Interstate 210. Local access is provided by Highland Avenue and Victoria Avenue.

**Project Description**

The Project involves construction of additional new hospitality and entertainment facilities and the expansion of the Tribe's existing gaming facilities as follows:

- **Hotel** – approximately 500 hotel rooms, retail elements, pool, spa and underground parking
- **Meeting and Event Space** – approximately 35,000 square feet of meeting and event space located on the lower floors of the hotel that may be converted to gaming space in the future
- **Performance Venue** – approximately 58,000 square foot performance venue with a capacity of up to 4,000 seats
- **Additional Gaming Area** – approximately 55,000 square feet of expanded gaming area with the potential for an additional 35,000 square feet if the meeting and event space is converted to gaming
- **Restaurants** – new restaurants to be located in the hotel and gaming area
- **Administrative Facilities** – administrative offices, guest and support services and other back of house for the hotel and casino
- **Parking Structure** – new on-site parking structure to accommodate approximately 2,200 vehicles and pedestrian bridge
- **Improvements to Existing Facilities and Infrastructure** – reconfiguration of internal access roads and pedestrian walkways and other existing facilities and infrastructure
- **Site Utilities** – The Project is expected to continue to use the existing utility providers, including obtaining power from Southern California Edison via existing lines and/or development of a customer dedicated substation and requisite transmission lines. In addition, the Project may connect to a future Tribal owned combined heat and power cogeneration facility and/or a fuel cell power facility the Tribe is considering building on the Reservation.

Total indoor building floor area for all new and expanded uses (excluding the parking structure and infrastructure facilities) is approximately 795,000 square feet. The Project is anticipated to provide approximately 1,400 jobs during the construction phase and approximately 1,200 jobs during operation. The above information is preliminary and subject to refinement prior to release of the Draft TEIR.

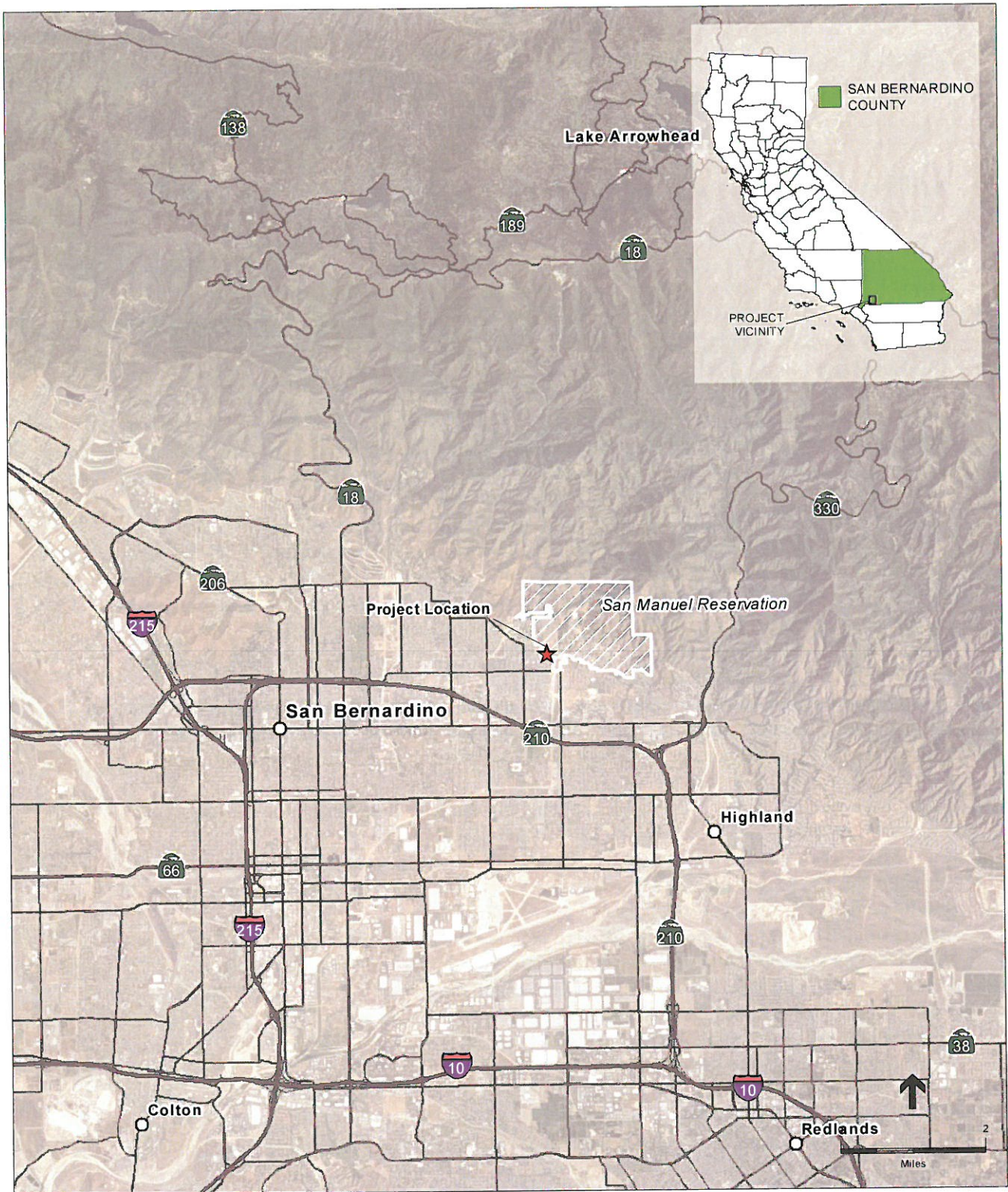


## Potential Off-Reservation Environmental Effects

The TEIR will consider the potentially significant off-Reservation impacts set forth in the Off-Reservation Environmental Impact Analysis Checklist attached to the Compact, including cumulative impacts, associated with the Project for the following resource areas:

- **Aesthetics.** The TEIR will evaluate potential effects to scenic resources and the potential for the Project to create new sources of light or glare.
- **Agricultural and Forest Resources.** As the Project construction is limited to disturbed portions of the Reservation, the Project is not anticipated to result in the conversion of off-Reservation agricultural or forest resources.
- **Air Quality.** The TEIR will evaluate short-term air quality impacts from construction, and long-term air quality impacts from operations, including increased vehicular traffic associated with the Project.
- **Biological Resources.** The TEIR will evaluate the potential for off-Reservation impacts such as downstream water quality degradation and indirect effects from lighting. Compliance with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit standards is anticipated to reduce impacts to downstream water quality degradation.
- **Cultural Resources.** Project ground disturbance would be limited to the Reservation and thus no impacts to off-Reservation cultural or paleontological resources would occur.
- **Geology and Soils.** The TEIR will discuss the potential for off-Reservation impacts related to seismic events and soil erosion. Compliance with building standards and the NPDES General Construction Permit standards is anticipated to reduce any potential impacts.
- **Hazards and Hazardous Materials.** The TEIR will evaluate potential off-Reservation impacts associated with hazards and hazardous materials resulting from the Project.
- **Land Use.** The TEIR will include an analysis of the Project's potential to conflict with off-Reservation land use plans and policies.
- **Mineral Resources.** Project ground disturbance would be limited to the Reservation and thus the Project is not anticipated to result in the loss of important off-Reservation mineral resources.
- **Noise.** The TEIR will evaluate noise associated with construction and operation of the Project, including increased traffic noise.
- **Population and Housing.** The Project is not anticipated to induce substantial off-Reservation population growth. The Project would not displace existing housing.
- **Public Services.** The TEIR will discuss potential impacts to public service providers, including law enforcement, fire protection, and solid waste services. The Project is not anticipated to create additional demands on schools or parks.
- **Recreation.** The Project is not anticipated to increase the use of existing off-Reservation recreational facilities such that substantial physical deterioration would occur or be accelerated.
- **Transportation and Traffic.** The TEIR will evaluate the Project's impact on off-Reservation roadways and will discuss potential mitigation measures for any significant impacts.
- **Utilities and Service Systems.** The TEIR will evaluate the potential for the Project to impact off-Reservation storm water and water and sewer utility systems.
- **Water Resources.** The TEIR will evaluate the potential for the Project to impact off-Reservation water quality, drainage patterns, or storm water drainage. Compliance with the NPDES General Construction Permit standards is anticipated to reduce potential impacts related to storm water quality.





SOURCE: USDA, 2016; ESRI, 2012; ESA, 2017

San Manuel Band of Mission Indians Notice of Preparation

**Figure 1**  
Regional Location





SOURCE: WATG, 2017

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**Figure 2**  
Project Site with Existing Facilities and New Facilities

